



## Mid Parade Light Industrial Unit On The Popular Billington Road Industrial Estate.

### TO LET

**UNIT 4  
FORBES COURT  
BILLINGTON ROAD  
BURNLEY  
LANCASHIRE  
BB11 5UB**

**1,781 Sq Ft (165.45 Sq M)**

- Modern portal frame unit in well established industrial location.
- Open plan workshop with good quality offices and modern kitchen facilities.
- Useful mezzanine storage.
- Popular location within close distance to junctions 9 & 10 of M65 motorway.
- Ample parking and loading facilities.
- 100% small business rates relief available to eligible Tenants.

### Location

The property is situated on Billington Road Industrial Estate which lies approximately 2 miles south of the town centre and within one mile of both junctions 9 and 10 of the M65 motorway.

Billington Road is a popular industrial estate with a number of established occupiers including, Warburtons, The Original Factory Shop, VEKA and AMS Neve.

### Description

A mid parade industrial unit of steel portal frame construction with profile steel cladding to the front elevation and roof.

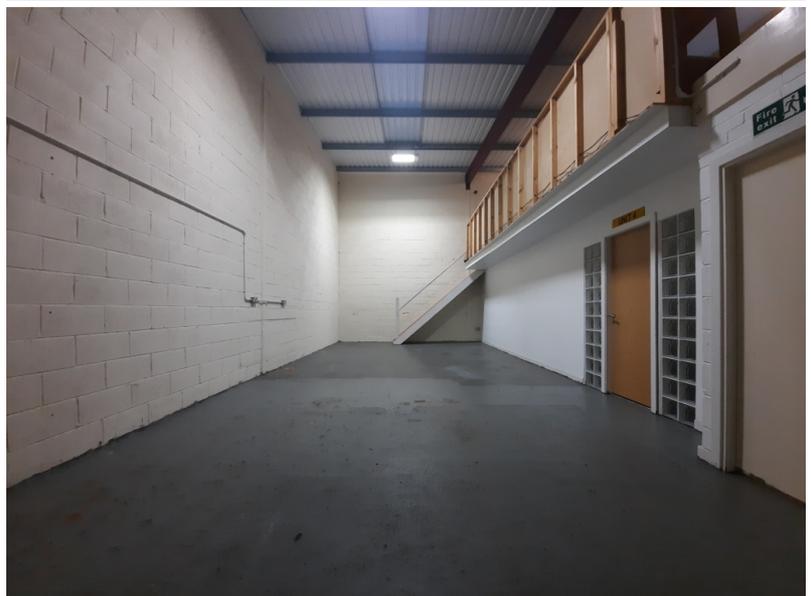
Internally the unit comprises an open plan workshop with a reception area, a general office with modern kitchen area, an additional office / store room and WC facilities. Above the office section is a mezzanine floor providing useful additional storage space which is accessed via a rear staircase.

The property has the benefit of three phase electricity, a roller shutter loading door and steel security personnel door, also with roller shutter security.

Externally, there is a large yard providing ample loading and parking facilities.

### Accommodation

Workshop / offices 106.84 sq.m (1150 sq.ft)  
Mezzanine storage 58.6 sq.m (631 sq.ft)  
GIA 165.44 sq.m (1,781 sq.ft)



### Planning

It is the prospective Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

### Rent

£950 pcm

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £6,000 per annum (2023/24).

The ingoing Tenant is likely to benefit from Small Business Rates Relief, and interested parties should contact Burnley Borough Council direct to confirm on 01282 425011.

### Services

The property has the benefit of three phase electricity and mains water supply.

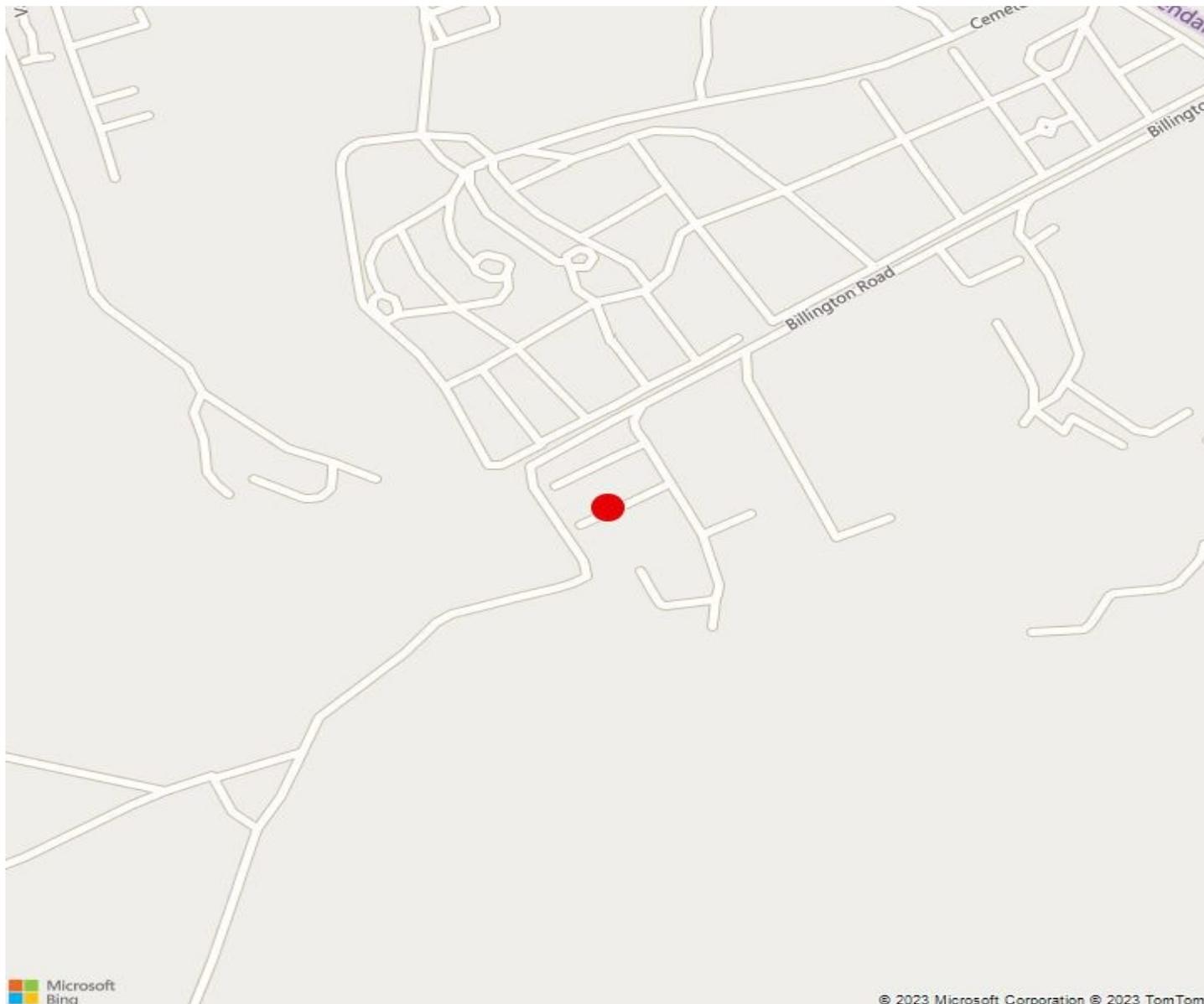
### Services Responsibility

It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

### Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





## Additional Information

### Viewings

Petty Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road Burnley BB12  
6HH

### Legal Costs

Each party is responsible for  
their own legal costs.

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT  
at the prevailing rate.

### EPC

An Energy Performance  
Certificate is available upon  
request.

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

